



CPTED NARRATIVE

July 10, 2023
Miami, FL

Project Address: 3225 NE 6 St, Pompano Beach, FL
Project Type: Residential Rowhouse / Townhouse

To whom it may concern,

Seabird Pompano LLC is proposing a 6-unit townhouse project of 18,636 sf on three stories. Each unit shall be considered as a Single Family unit on their own plot of land.

Below is a description of how the project addresses the CPTED principles as shown on sheet LS-100.

CPTED PRINCIPLES

01 - NATURAL SURVEILLANCE

- Fully illuminate all doorways that open to the outside.
- The front door shall be fully visible from the street.
- Windows proposed on all sides of the house to provide for full visibility of the property.
- The driveway shall be visible from either the front facade windows.

02 - NATURAL ACCESS CONTROLS

- Walkways/Driveway and landscaping shall direct visitors to the main entrance and away from private areas.
- Balcony railings and patio enclosures proposed are less than 42 inches high and of a translucent material.

03 - TERRITORIAL REINFORCEMENT

- Plantings, pavement treatments, and fences shall define property lines for each rowhouse unit.
- Street address shall be clearly visible from the street of 3 inches high.



- Define property lines with low landscaping or decorative fencing.
- Where possible individually locking mailboxes shall be installed next to the appropriate units.
- The unit's entrances are accentuated with architectural elements, lighting and landscaping.

04 - MAINTENANCE

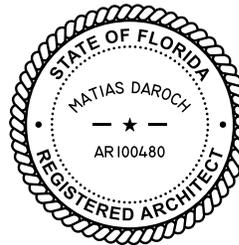
- Trees and shrubs shall be kept trimmed back from windows, doors and walkways.
- Shrubs shall be kept trimmed to 3 feet high and lower branches of trees pruned up to 7 feet to maintain clear visibility.
- Sense of private property (lot lines) gives the owners or tenants the responsibility to:
 - Keep the proposed timer-operated exterior lighting at night in working order.
 - Keep litter and trash picked up and the yard neat and free of items that might attract theft. The house, garage and storage buildings should be kept in good repair.

05 - ACTIVITY SUPPORT

- Glass sliding doors shall be installed with the fixed position door on the outside and the interior sliding panel equipped with a locking pin and one or two more locks.

Sincerely,

Matias Daroch, AIA
Architect



Digitally
signed by
Matias Daroch
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